



# Westfield–Washington Township Advisory Plan Commission (APC) Minutes of the Tuesday, September 7, 2021 Meeting *Presented for approval: September 20, 2021*

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m.  
on Tuesday September 7, 2021 at Westfield City Hall.

## Active Links for this Meeting:

[September 7, 2021 BZA Agenda & Exhibits](#)

[September 7, 2021 YouTube Video](#)

*Minutes are also available to be acquired or viewed at the City of Westfield Community Development Department.*

## **OPENING OF MEETING**    *YouTube Time: 0:09*

**ROLL CALL:** Noted presence of a quorum.

**Commissioners Present In-Person:** Kristen Burkman, Matthew Deck, Robert Horkay, Andre Maue, Dave Schmitz Victor McCarty, and Cindy Spoljaric.

**Commissioners Present Virtually:** None.

**Commissioners Absent:** Mike Johns and Ginny Kelleher.

**City Staff Present in Person:** Pam Howard, Senior Planner; and Rachel Riemenschneider, Associate Planner.

**City Staff Present Virtually:** None.

**Legal Counsel Present Virtually:** Beth Copeland with Taft Stettinius & Hollister LLP.

## **APPROVAL OF MINUTES**    *YouTube Time: 1:07*

- August 16, 2021 APC Minutes.

**Motion:** Maue motioned to approve the August 16, 2021 APC minutes as presented.

McCarty seconded. Motion passed. Vote 7-0.

## **REVIEW OF RULES AND PROCEDURES**    *YouTube Time: 1:59*

Howard reviewed the meeting rules and procedures.

## **CONSENT AGENDA ITEMS**    *YouTube Time: 3:19*

### **2108-DDP-30**

#### **Sonic**

*100 E Spring Mill Pointe Drive*

Drive-in of Evansville by Weihe Engineers requests Detailed Development Plan review of a 3,174 square foot drive-in restaurant on 1.2 acres +/- in the Spring Mill Pointe PUD District.

*(Planner: Daine Crabtree – [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))*

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**2108-DDP-31****OrthoIndy**

*SE Corner of Austrian Pine Way & SR 32 Approximately*

Cornerstone Companies, Inc. by Weihe Engineers requests Detailed Development Plan review for a 15,289 square foot medical facility on 6.38 acres +/- in the Austrian Pine PUD District.

(Planner: Daine Crabtree – [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))

**2108-DDP-35****Star Bank**

*North side of SR 32, west of Wheeler Road*

Star Financial by Kimley-Horn & Associates Inc. requests Detailed Development Plan approval of a 2,000 square foot +/- bank on 0.54 acres +/- in the Wheeler Landing PUD District.

(Planner: Pam Howard – [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))

**2109-DDP-39****Barker Cabin**

*136 Penn Street*

The Westfield Washington Historical Society & Museum requests Detailed Development Plan approval to reconstruct a 935.42 square foot log cabin on 0.28 acres +/- in in LB-H: Local Business / Historical District.

(Planner: Pam Howard – [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))

Motion: McCarty motioned to approve the Consent Agenda as presented.

Schmitz seconded. Motion passed. Vote 7-0.

**ITEMS OF BUSINESS** *YouTube Time: 3:56***2108-ODP-21 &****Bonterra****2108-SPP-21**

*South of SR 32 and 1/4 mile west of Gray Road*

*YouTube Time: 4:10*

M/I Homes of Indiana by Kimley-Horn and Associates requests Overall Development Plan and Primary Plat approval of 138 lots and 2 blocks on 28.77 acres +/- in the Bonterra PUD District.

(Reviewing Planner: Corrie Meyer – [cmeyer@westfield.in.gov](mailto:cmeyer@westfield.in.gov))

(Presenting Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))

Motion: Schmitz motioned to approve 2108-ODP-21 & 2108 SPP-21 subject to the conditions listed in the Staff Report.

McCarty seconded. Motion passed. Vote 7-0.

**2108-PUD-23****Springmill Trails PUD Mixed-Use Amendment**

*East of Ditch Road, West of Casey Road*

*YouTube Time: 7:03*

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests an amendment to the Springmill Trails PUD modifying 10.99 acres +/- to allow for development of for-sale townhomes.

(Planner: Rachel Riemenschneider - [rriemenschneider@westfield.in.gov](mailto:rriemenschneider@westfield.in.gov))

Motion: Maue motioned to forward 2108-PUD-23 to the City Council with a favorable recommendation subject to the conditions stated with the motion.

McCarty seconded. Motion passed. Vote 6-1. (Burkman)

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**PUBLIC HEARING ITEMS**     *YouTube Time: 31:10*

**2109-ODP-22 & 2109-SPP-22**     **Osborne Trails, Phase II**  
*West side of Horton Road, North of 193rd Street*  
**[PUBLIC HEARING]**     Lennar Homes of Indiana, Inc. requests Overall Development Plan and Primary Plat review of 192 Lots on 60 acres +/- in the Osborne Trails Phase II PUD District.  
*YouTube Time: 31:32*     *(Reviewing Planner: Corrie Meyer – [cmeyer@westfield.in.gov](mailto:cmeyer@westfield.in.gov))*  
   *(Presenting Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))*

Public Hearing for 2109-ODP-22 & 2109-SPP-22 opened at 7:32 p.m.

- One Public Comment.

Public Hearing for 2109-ODP-22 & 2109-SPP-22 closed at 7:41 p.m.

**ITEMS CONTINUED TO A FUTURE MEETING**

**2008-PUD-09**     **Northpoint II PUD**  
**[CONTINUED]**     *North side of SR 38 between Anthony Road and Hinkle Road*  
                         Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.  
                         *(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))*

**2101-ZOA-01**     **Unified Development Ordinance Amendment**  
**[CONTINUED]**     Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.  
                         *(Planner: Kevin Todd - [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov))*

**2102-PUD-06**     **Grand Park Village PUD Amendment IV**  
**[CONTINUED]**     *South Side of 186th Street, ENE of Kinsey Avenue*  
                         D&W Farms, Inc. by Henke Development Group requests an amendment to a 68 acre +/- portion of the Grand Park Village PUD to permit Townhome and Single-family Detached dwelling units.  
                         *(Planner: Daine Crabtree - [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))*

**2106-PUD-19**     **Overlook at Wood Wind PUD**  
**[CONTINUED]**     *North side of 161st Street, 1/4 mile east of Towne Road*  
                         Pulte Homes of Indiana, LLC by Church Church Hittle + Antrim requests a change in zoning for 75 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Overlook at Wood Wind PUD District.  
                         *(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))*

**2108-ODP-18 & 2108-SPP-18**     **Highlands Latin School**  
**[CONTINUED]**     *3810 W 146th Street*  
                         Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.  
                         *(Planner: Rachel Riemenschneider - [rriemenschneider@westfield.in.gov](mailto:rriemenschneider@westfield.in.gov))*

**2108-PUD-21**  
**[CONTINUED]**

**Grand Millennium Center PUD Amendment I**

*North of David Brown Drive, East and West of Westfield Blvd*

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))

**2108-PUD-22**  
**[CONTINUED]**

**Urban Apples PUD**

*18326 Spring Mill Road*

Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Urban Apples PUD District.

(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))

**REPORTS/COMMENTS** *YouTube Time: 52:10*

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

**ADJOURNMENT** *YouTube Time: 53:48*

McCarty motioned to adjourn the meeting.

Deck seconded.

Motion passed. Vote 7-0.

The meeting adjourned at 7:54 p.m.

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Robert Horkay, President

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Ginny Kelleher, Vice President

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Kevin M. Todd, Secretary

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